

# Staff Summary Report



Hearing Officer Hearing Date: August 7, 2007

Agenda Item Number: 18

**SUBJECT:** This is a public hearing for a request by **TEMPE PREPARATORY ACADEMY (PL070314)** located at 1251 East Southern Avenue for one (1) use permit.

**DOCUMENT NAME:** 20070807dssl03

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **TEMPE PREPARATORY ACADEMY (PL070314)** (Dave Maza, applicant; Tempe Preparatory Academy, property owner) located at 1251 East Southern Avenue in the R1-6, Single Family Residential District for:

**ZUP07100** Use permit to allow an accessory building (shade ramada).

**PREPARED BY:** Sherri Lesser, Senior Planner (480-350-8486)

**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

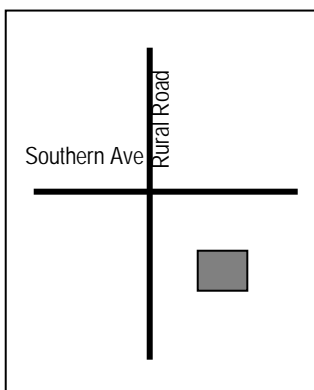
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Condition ( 1 ).

**ADDITIONAL INFO:** The applicant is requesting approval of an accessory building for the Tempe Preparatory Academy located at the southwest corner of Dorsey Drive and Southern Avenue (east of the intersection of Southern Avenue and Rural Road). The accessory building is a shade ramada to be located within the sports field. To date, no public input has been received on this request.



**PAGES:**

1. List of Attachments
2. Comments; Reason for Approval; Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Project Information Sheet
5. Site Plan
6. Enlarged Site Plan
7. Floor Plan
8. Elevations
- 9-10. Staff Photographs

## COMMENTS:

The Tempe Preparatory Academy is seeking a use permit for an accessory building. The shade ramada will be located at the southwest corner of the site, on the existing sports field.

## Use Permit

The Zoning and Development Code requires a use permit for accessory buildings in the R1-6, Single Family Residence District. Staff recommends approval of the use permit based on the finding that the use is compatible with the surrounding area and should not be detrimental or create a nuisance for the surrounding area.

## Conclusion

Staff recommends approval subject to conditions.

## REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.
6. There appears to be a demonstrated need for this use at the proposed location.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

## CONDITION(S) OF APPROVAL:

1. Obtain all necessary clearances from the Building Safety Division; providing two set(s) of construction drawings for planning plan check review.

## HISTORY & FACTS:

None pertinent to this case.

## DESCRIPTION:

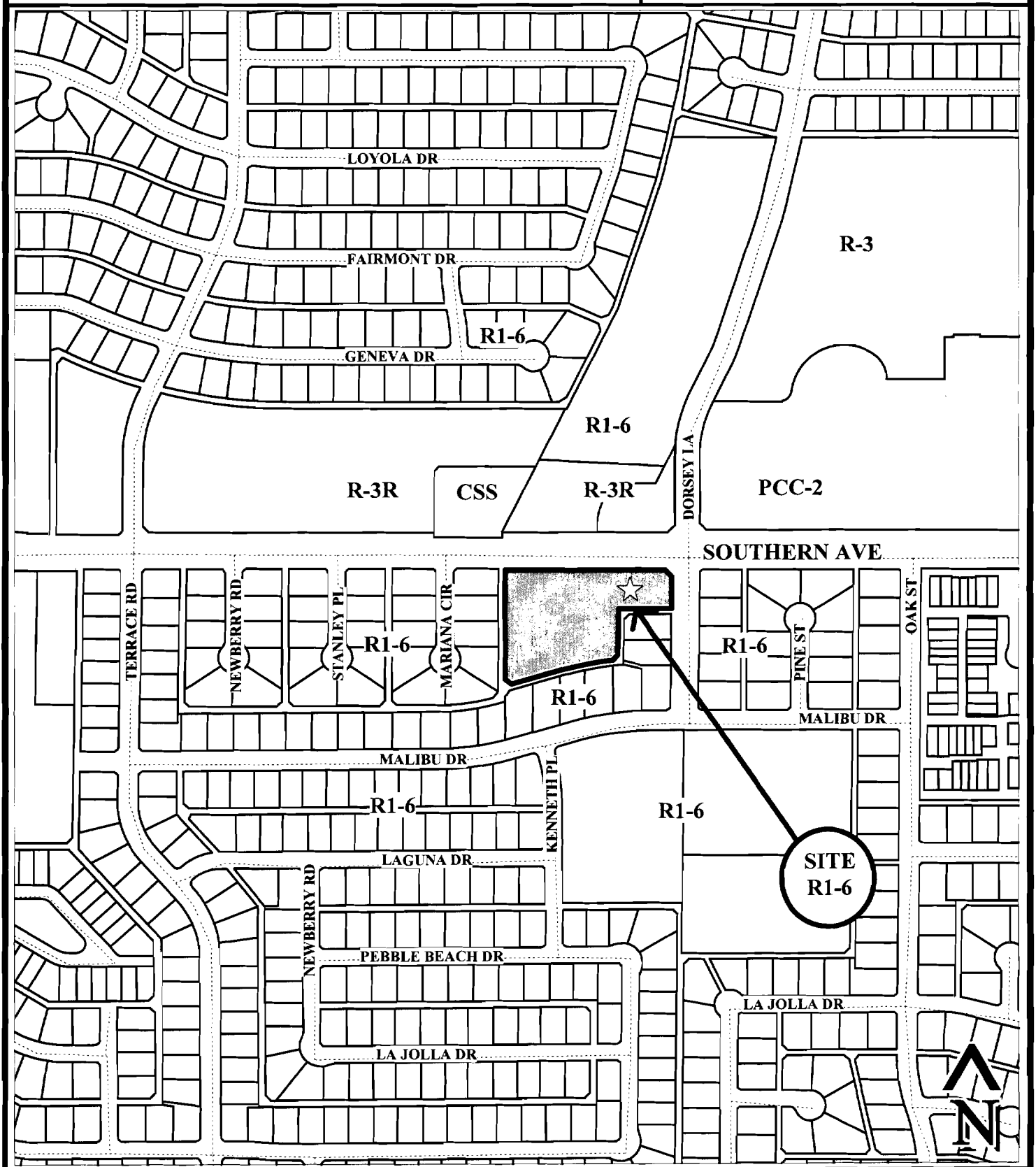
Owner – Tempe Preparatory Academy  
Applicant – Dave Maza  
Existing Zoning – R1-6, Single Family Residential District  
Proposed building area- 800 s.f.  
Building Height- 14 ft.

## ZONING AND DEVELOPMENT CODE REFERENCE:

Zoning & Development Code:  
Part 3, Chapter 4, Section 3-401  
Part 6, Chapter 3, Section 6-308

# TEMPE PREPARATORY ACADEMY

PL070314





TEMPE PREPARATORY ACADEMY (PL070314)

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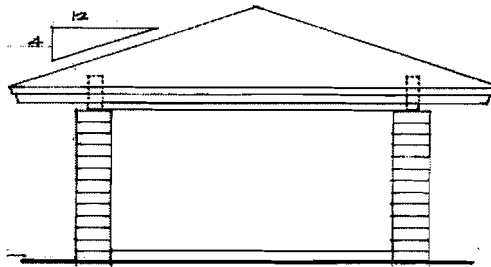
## ACCESSORY STRUCTURE- SHADE RAMADA

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### PROJECT NARRATIVE

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Project Owner: Tempe Preparatory Academy  
Project Address: 1251 E. Southern Ave, Tempe, AZ 85282.  
Subject: Accessory Structure – Shade Ramada



**FILE COPY**

To Whom It May Concern:

Please accept this request for a use permit to construct this project for the school. This project is a large shade structure that will benefit the students of the school for shade and additional outdoor usable space. The Structure is to be located next to the grass field. The structure is to be constructed out of matching materials of the existing school buildings and will blend in nicely to the property.

This project is being constructed as a charitable volunteer project, under the guidance of licensed contractors.

Thank you

Dave Maza  
Purchasing Director  
Capital Pacific Homes of Arizona  
480-777-2400  
480-777-2407 fax

## PROJECT INFORMATION

May 29, 2007

TPPA Weight Training Shade Structure  
Tom Brittain (480-839-3402 ext 310)  
Dave Maza (602-369-5766)  
Tempe Predatory Academy  
1251 E Southern Avenue  
Tempe, Arizona 85282

An open accessory building providing shade for the pool's weight training on a 20 x 40 foot concrete slab with a 4:12 full hip, wood framed roof.

Tonnesen, Inc.  
Bill Tonnesen  
Tonnesen Inc.  
105 East 15<sup>th</sup> St  
Tempe, Arizona  
Phone (480)  
Fax (480)

**Jordan Engineering**  
**Bob Jordan**  
**4908 E McDowell, Suite 103**  
**Phoenix, Arizona 85008**  
**Phone (602) 244-8400**

R1-6  
Open accessory building  
Proposed height 14 feet  
Proposed front setback 460 feet  
Proposed side setback 21 feet  
Proposed R.S.B. 15' (from center alley)

## Drawing Index

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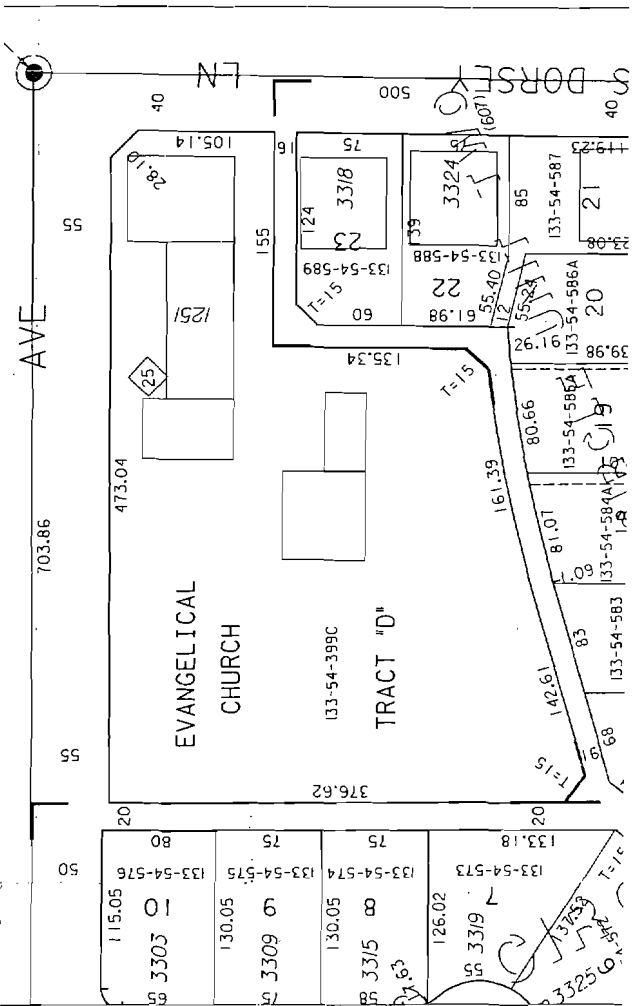
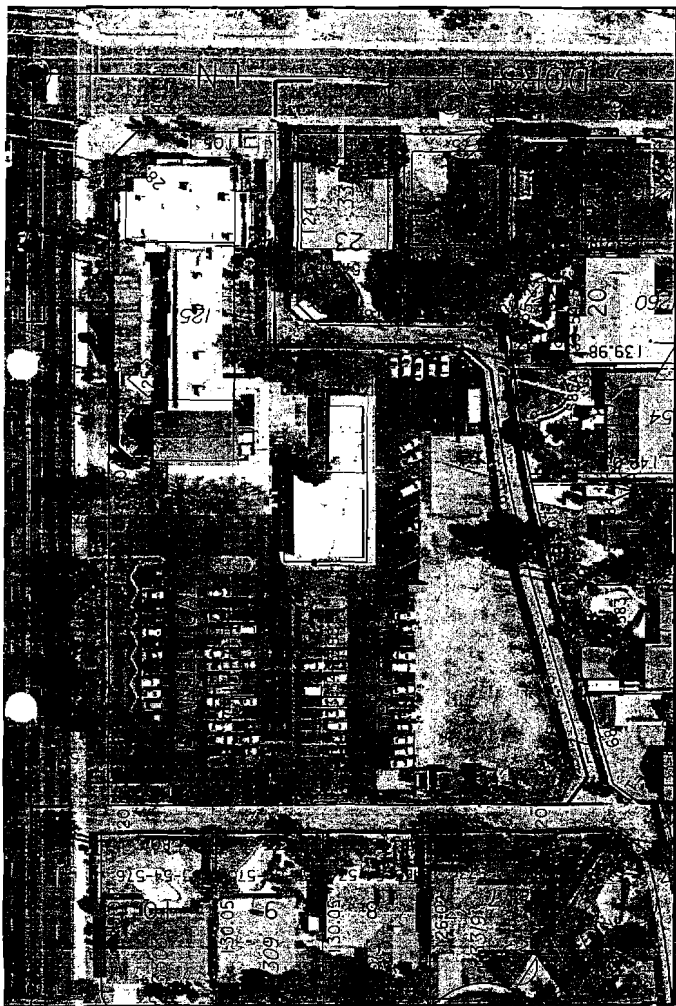
Date	Project	Coach Contact	Construction Contact	Business Name	Project Address
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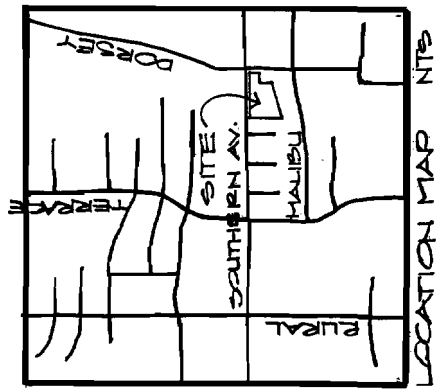
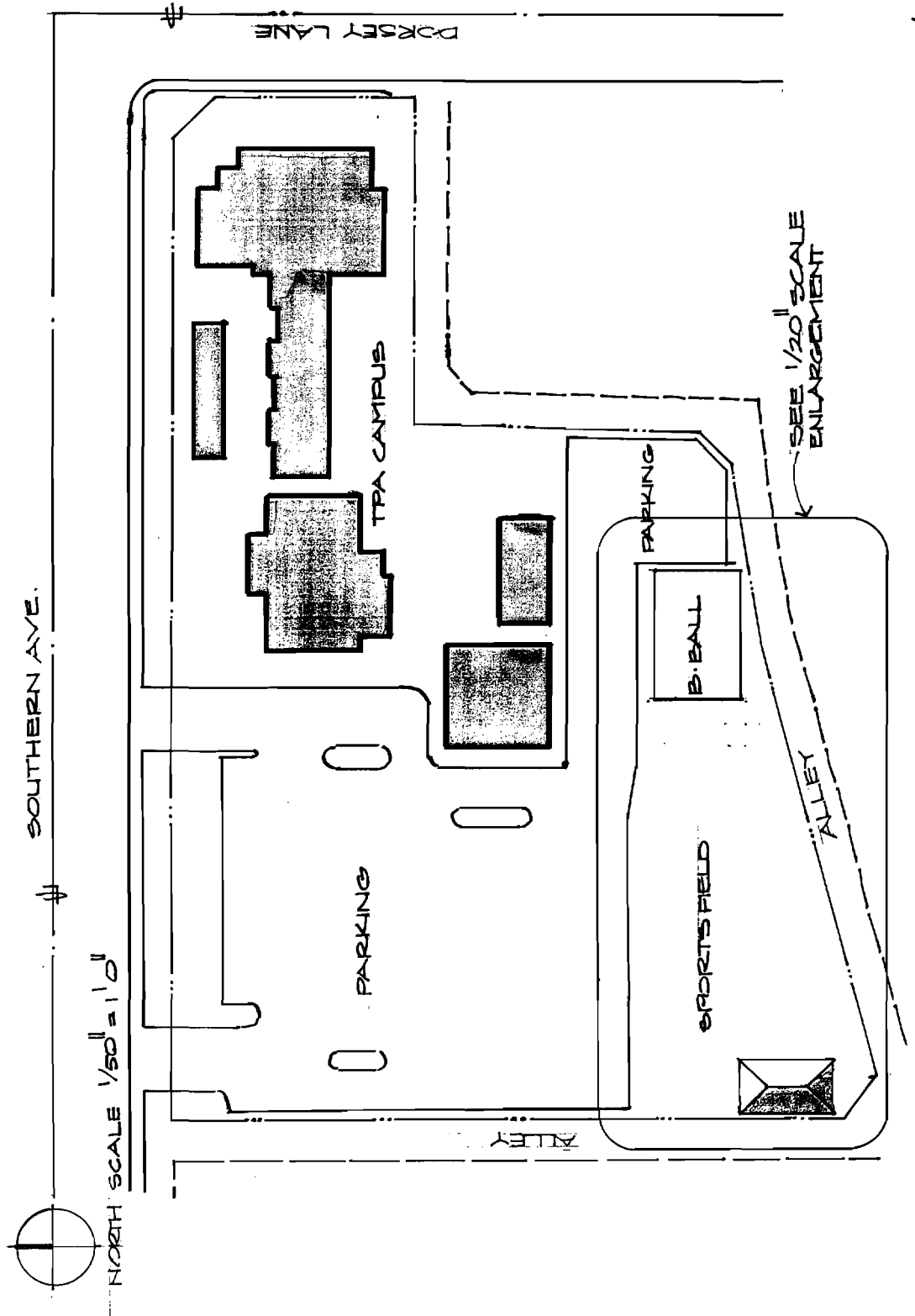
### Description of Work

At \_\_\_\_\_  
Landscape Architect and General Contractor  
Contact \_\_\_\_\_

At  
Contact  
Structural Engineer

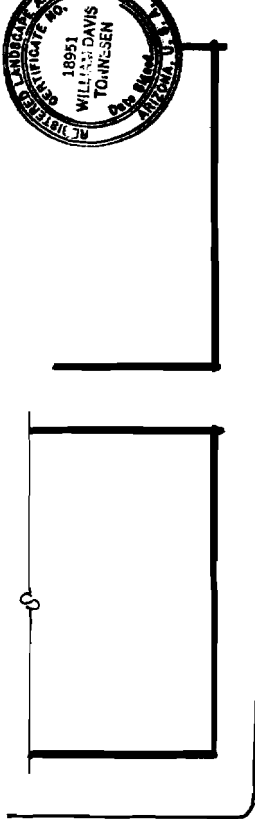
**Zoning**  
**Use Standard**  
**Maximum Height 30 feet**  
**Required Front Setback 15 feet**  
**Required Side Setback 5 feet**  
**Required Rear Setback 15 feet**



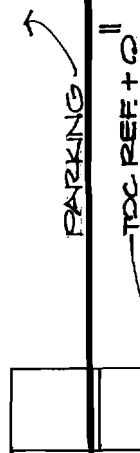


Site Plan





ALLEY 15'0" 5'0" REAR YARD SETBACK (15'0" TO E. OF ALLEY)



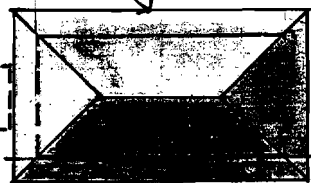
PARKING

TOC REF. + 0"

REFUSE

EXISTING 10X12 STORAGE SHEDS (2)

SPORTS FIELD  
EX. GRADE 1003.14



ALLEY

PROPOSED OPEN ACCESSORY BUILDING, LOCATION A.

50' SIDE YARD SETBACK  
20'0" 20'0" ALLEY

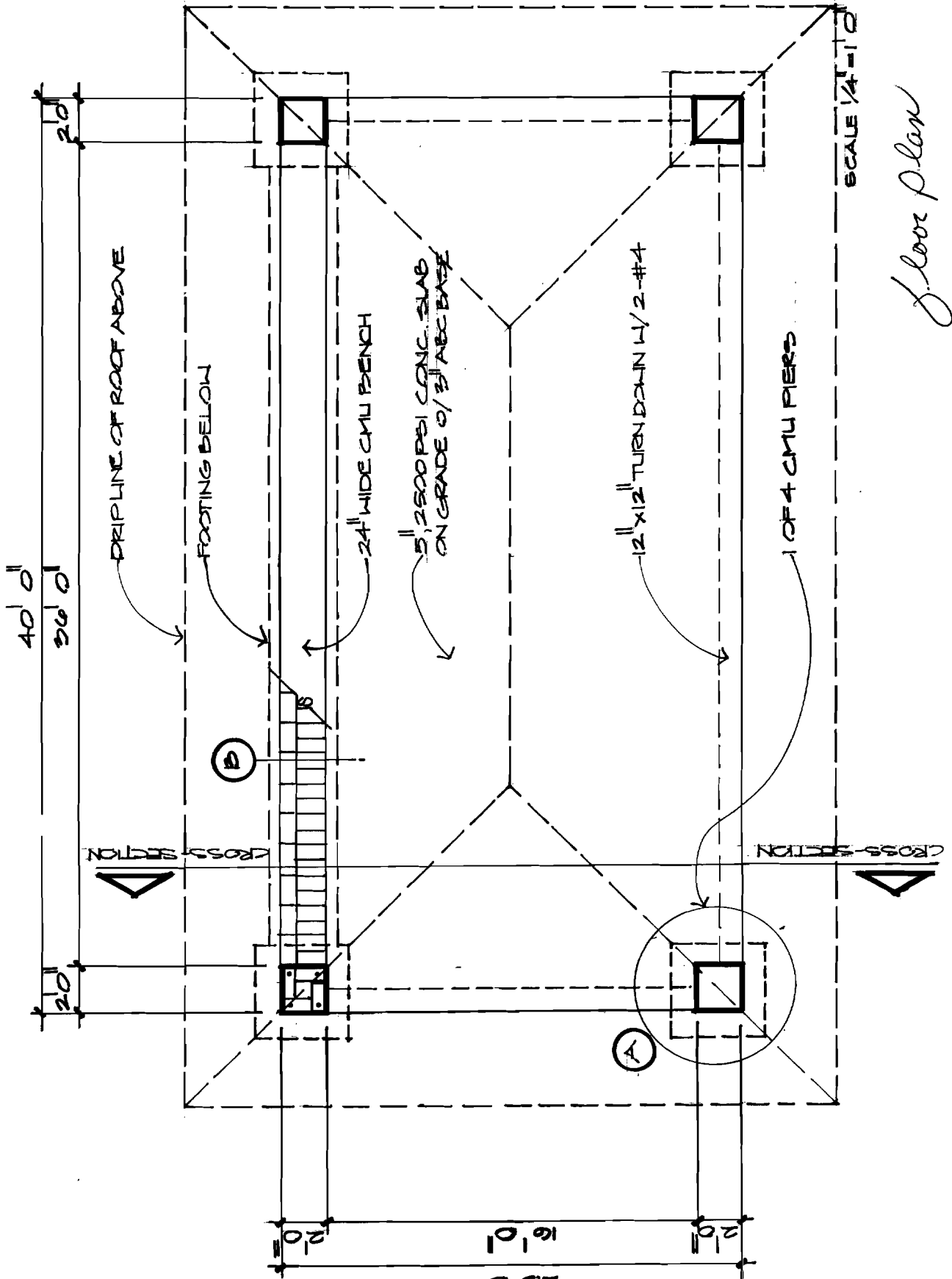
EXISTING B-BALL COURT

ALLEY

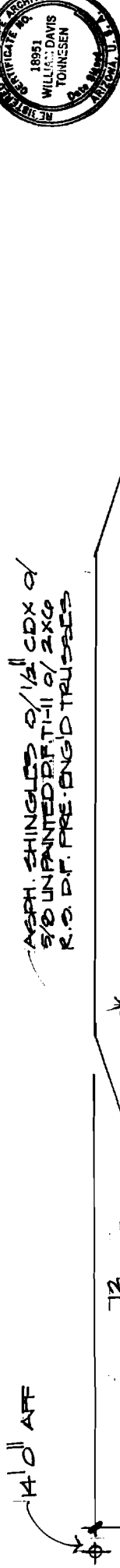
PROPERTY LINE  
15'0" REAR YARD SETBACK

SCALE 1/20" = 1'0"

Enlarged Site Plan



Floor plan



ASPH. SHINGLES O/1/2 CDX O/  
5/8 UNPAINTED D.F. H O/2X6  
R.O. D.F. PRE-ENG'D TRUSSES

INVENT  
TOTAL JONES,  
-8x8x16 CML

SCALE  $1/4'' = 1' 0''$

R.S. 2x6 CORDS

SCALE 1/4"=1'-0"

SCALE 1/4"=1'0"



**TEMPE PREPARATORY ACADEMY**

**1251 E. SOUTHERN AVE.**

**PL070314**

**PROPOSED AREA OF SHADE RAMADA: VIEW TO  
SOUTHWEST.**



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**PROPOSED AREA OF SHADE RAMADA: VIEW TO  
SOUTHWEST.**